



# Wylie Zoning Board of Adjustment

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**Minutes**  
**Zoning Board of Adjustment**  
**Monday, May 21, 2018 – 6:30 pm**  
**Wylie Municipal Complex – Council Chambers**  
**300 Country Club Road, Building 100**

## **CALL TO ORDER**

The Zoning Board of Adjustment was called to order at 6:30 PM and a quorum was present. Board Members present: Chair Linda Jourdan, Board Member Andre Gonzalez, Board Member Robert Holcomb Board Member Kevin Lanier, and Board Member Kevin Finnell. Vice Chair Jason Potts was present but did not participate.

Staff members present were: Jasen Haskins, Sr Planner, Kevin Molina, Planner, and Mary Bradley, Administrative Assistant.

## **CONSENT ITEMS**

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1. Consider and act upon approval of the Minutes of the April 16, 2018 Meeting.

A motion was made by Board Member Finnell and seconded by Board Member Holcomb, to approve the Minutes of the April 16, 2018 Meeting as submitted. Motion carried 5 – 0.

## **PUBLIC HEARINGS**

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### **Item 1 – ZBA 2018-07**

Hold a public hearing to consider and act upon a request from **Saeed Kheradmandnia** for a variance to Section 4.1.C.3 of the Development Standards for setbacks on a property located southwest of State Highway 78 and Williams Street at 405 Williams Street. **ZBA 2018-07**

### **Staff Comments**

Mr. Molina stated that the property is located at 405 Williams Street and is currently zoned Commercial Corridor.

The applicant is requesting a variance to allow for zero side setback on the north side in lieu of the required 10 feet. The applicant is proposing to convert the existing car wash into an office building.

The development will require site plan approval and platting of the land prior to approval of building permits and renovation. The developer will be adding four parking spaces and provide landscaping to the front and side of the lot.

Public comment forms were mailed to 10 property owners, and no responses received in favor or in opposition of the request.

### **Board Discussion**

Mr. Saeed Kheradmandnia, 5412 Fall River Drive, Colony, owner/developer of the property, stated that the proposed use is physician office.

The Board Members questioned where the fire lane will be located. Mr. Kheradmandnia stated that the fire lane is on the existing Shell property to the rear.

Board Members questioned the number of parking. Mr. Kheradmandnia stated that four parking spaces will be provided. The code requires one parking space per 100 feet.

### **Public Comments**

Chair Jourdan opened the Public Hearing. With no one approaching the Board Members, Chair Jourdan closed the Public Hearing.

### **Board Action**

A motion was made by Board Member Holcomb, and seconded by Board Member Finnell, to Grant the variance and allow zero side setback on the north side. Property located at 405 Williams Street, southwest of State Highway 78 and Williams Street. Motion carried 5 - 0.

### **Item 2 – ZBA 2018-08**

Hold a public hearing to consider and act upon a request from **Ken Lynn** for a variance to Zoning Ordinance, Section 4.1.D.3, requirements for the maximum height of a building. The property is located at 391 Country Club Road, being Lot 2 Block A of the Wylie Civic Center Addition and Tracts 2, 6-9, and 13 of the GW Gunnel Survey. **ZBA 2018-08**

### **Staff Presentation**

Mr. Haskins stated that the property is located at 391 Country Club Road, measures 96.524 acres. The property is zoned Business Government. The proposed use is College/University.

The applicant is requesting a variance to the height of a building to be 67 feet in lieu of the required 50 feet. The proposed building is three story. The top of building will house the mechanical equipment. The applicant is proposing to enclose the equipment.

The proposed building will be approximately 250 feet from the public right of way with a landscape buffer covering a majority of that space. The unique circumstance is due to the size of the College/University.

Public Comment Forms were mailed to 41 property owners. One comment was received in favor and one received in opposition of the request.

### **Board Discussion**

Mr. Richard Robinson, 1800 Main Street, Suite 123, Dallas, applicant for the request, the subject building is the Campus Commons located in the middle of the proposed site plan. The subject building will be three story Science Building, with a penthouse. The penthouse is an enclosure for mechanical equipment. The penthouse enclosure will be small component as opposed to the entire floor and will be approximately 2,500 to 3,000 square feet.

Mr. Haskins stated typically a measurement for height of a structure is measured to the roof line. Because the applicant is proposing to enclose the mechanical equipment, the height would include the enclosure.

Board Members questioned the sight of angle to the eye for the subject building from Country Club Road. Mr. Robinson stated that as one looks across the property, the angle of the eye is tip of the penthouse. Mr. Haskins stated that the building will be approximately 627 feet away from Country Club Road.

The trees located along the west property line are Bodark Trees, and the Hackberry Trees which can be seen from Country Club Road, these will all be removed. The College has provided a Tree Preservation and Mr. Haskins is able to forward to the Board Members that are interested.

### **Public Comments**

Chair Jourdan opened the Public Hearing.

Mr. Keith Scruggs, 204 Chasepark Drive, adjacent property owner, spoke in opposition of the request and recommended another location for the mechanical equipment.

Mr. Robinson stated that the penthouse will house mechanical equipment for the entire campus. The ordinance requires mechanical to be placed on the roof, and the desire is to enclose and make it architectural element. There may be two or three buildings in the second phase with possible same height.

Chair Jourdan closed the Public Hearing.

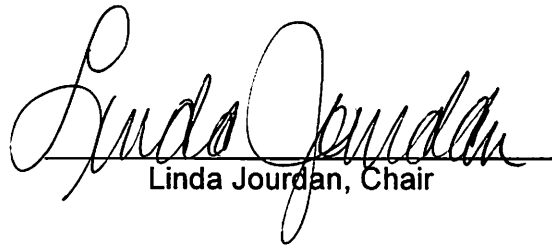
**Board Action**

A motion was made by Board Member Finnell, and seconded by Board Member Holcomb to Grant the request for a variance to allow height of a building to 67 feet in lieu of the required 50 feet. Motion carried 5 -0.

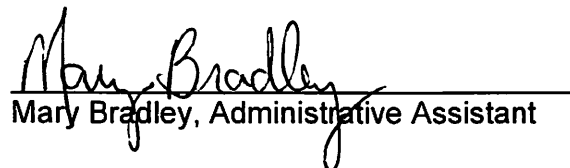
**ADJOURNMENT**

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A motion was made by Board Member Gonzalez, and seconded by Board Member Lanier to adjourn the meeting. All Board Members were in consensus.

  
Linda Jourdan, Chair

ATTEST:

  
Mary Bradley, Administrative Assistant